
S-4375
TEAL PLAZA MINOR SUBDIVISION, REPLAT OF LOT 1
Minor-Sketch Plan

STAFF REPORT
April 25, 2013

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REQUEST MADE, PROPOSED USE, LOCATION:

Petitioner, Quattro Development (represented by Doug Hall of Vester and Associates Inc.) is seeking primary approval for 2 commercial lots on 1.038 acres, located on the east side of Sagamore Parkway (US 52), at the Teal Road intersection, in Lafayette, Fairfield 34 (NE) 23-4.

AREA ZONING PATTERNS:

The site is zoned GB (General Business), as are all surrounding properties.

AREA LAND USE PATTERNS:

This lot was recorded last September along with two others in a plat that covers 11.5 acres between Sagamore Parkway (US 52) and SR 38. Lot 1 is currently under development with a new one-story retail structure and parking. An internal access drive wraps around this lot on its north, south and east sides. To the north is a former miniature golf course site (now removed). To the east is a parking lot for a large multiple unit commercial building located farther east. Farther south is a branch bank and parking. To the west, across Sagamore Parkway, are more commercial properties.

TRAFFIC AND TRANSPORTATION:

The *Thoroughfare Plan* classifies Sagamore Parkway as an urban divided primary arterial. Its required dedicated right-of-way is already in place. There is no direct access from Sagamore Parkway; "No Vehicular Access" was platted along this frontage in the final plat recorded last September. Adjoining on the south side is the main entrance drive to this lot and the other commercial properties from the Teal Road/Sagamore Parkway signaled intersection. A right-in/right-out entrance from Sagamore Parkway is located just off-site at the northwest corner of Lot 1. Because this replat will create two lots that will share access and parking aisles, cross access easements will need to be shown on the final plat.

ENVIRONMENTAL AND UTILITY CONSIDERATIONS:

City sanitary sewer and water mains already serve this site. Drainage plans were submitted with the improvement location permit. As with the access between these two new lots, utility and drainage easements will need to be platted to accommodate service lines and drainage.

CONFORMANCE WITH UZO REQUIREMENTS:

The 60-ft front and 15-ft rear setbacks are shown as was platted. Although GB has no

side setback requirement (0-ft), the proposed side lot lines that divide new Lots 1A and 1B will require a 5-ft "no parking" setback on either side where the lot line divides any parking spaces.

STAFF RECOMMENDATION:

Conditional primary approval, contingent on the following:

A. Conditions

FINAL PLAT – The following items shall be part of the Secondary Application and Final Plat approval:

1. The "No Vehicular Access" and access along the Sagamore Parkway right-of-way shall be platted as previously recorded.
2. All existing easements, covenants or restrictions shall be shown and referenced with the corresponding recording information (Document Number and date recorded).
3. New utility, drainage, and cross access easements shall be shown as approved by the Lafayette City Engineer.
4. All required building setbacks shall be platted.
5. The street addresses and County Auditor's Key Number shall be shown.

SUBDIVISION COVENANTS – The following items shall be part of the subdivision covenants:

6. The "No Vehicular Access" restriction shall be made enforceable by the Area Plan Commission and irrevocable by the lot owners.